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contents

West Dean Farm
Grimstead Road
Wiltshire SP5 1HP

Design, Access and
Statement of Heritage
Significance

Document 200 02 01 Rev 05
March 2026

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Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date
	2	1 Revised draft	06 07 2024
	2	2 draft	04 02 2026
	2	3 Amended	09 03 2026
	2	4 Final	12 03 2026
	2	5 Photos updated	25 03 2026

01 Summary

This Statement has been prepared on behalf of Annabel and Hughie Jessel as supporting information to a listed building consent application for demolition of modern ground floor boot room, internal alterations, joinery repairs, landscaping work, outbuildings, pool and building repairs at West Dean Farmhouse.

This report outlines the heritage significance of West Dean Farm and provides an assessment of the potential impact of the proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, Dec 25).

The recorded historic environment resource around the site has been considered and details of the heritage assets listed at **Appendix 1**. The former farmstead comprises 6 listed buildings, including the farmhouse and outbuildings concentrated around 18th century courtyards to the south and south west. The south courtyard is the largest and dominated by timber barn built around 1700. The outbuildings are generally in a very poor condition; but other than part of the cart shed, they are in separate ownership from the farmhouse.

The landscape setting and views are also briefly acknowledged in this statement.

Only the farmhouse heritage asset and its immediate curtilage are in the ownership of the applicant and which is the subject of this proposal. The description and works are discussed in sufficient detail to understand the potential impact of the proposals on the significance for the purposes of this application. The other farm building are not reported in any detail as they have not formed part of the curtilage of the farmhouse since 2003 and the applicant whom acquired only the farmhouse has no control over works to those buildings.

There are a number of urgent repairs required to the roofs, chimneys and joinery due to many years of a low level maintenance which will benefit the heritage asset when completed.

A site visit took place on 15th February 2023 and 8th February 2024 to consider the heritage value of the farmhouse, its setting and the extent of alterations and repair works.

This report should be read in association with the existing survey and proposed scheme drawings prepared by RBA Architects.

A pre-application preliminary enquiry (ref ENQ/2024/00008) has been undertaken on a proposed extension to the western 1900 utility wing end, repair works, internal alterations to the utility wing and external pool and landscaping. Since then the owners have decided to simplify the design and are no longer seeking approval for a ground floor extension as part of the works.



Figure 1: West Dean Farm. The north front range is about 1720.



Figure 2: Rear south elevations which remain in exposed brickwork

02 Project Background

The main objectives of the proposals are:

- To relocate kitchen and Pantry store to the west service range and Dining Room
- To increase the size of the first floor en-suite bathrooms
- To provide additional patio areas at the west side of the house and landscaping for pool
- To undertake comprehensive repairs to window joinery and some replacement
- To undertake urgent repairs to the roof, chimneys and interior as part of the work program

The farmhouse was purchased in 2021 and much of the interior left unmodernised and consequently urgent works of repair to the functional part of the house and the roof were required and some of these urgent repair works to the roof were undertaken during 2024 and 2025.

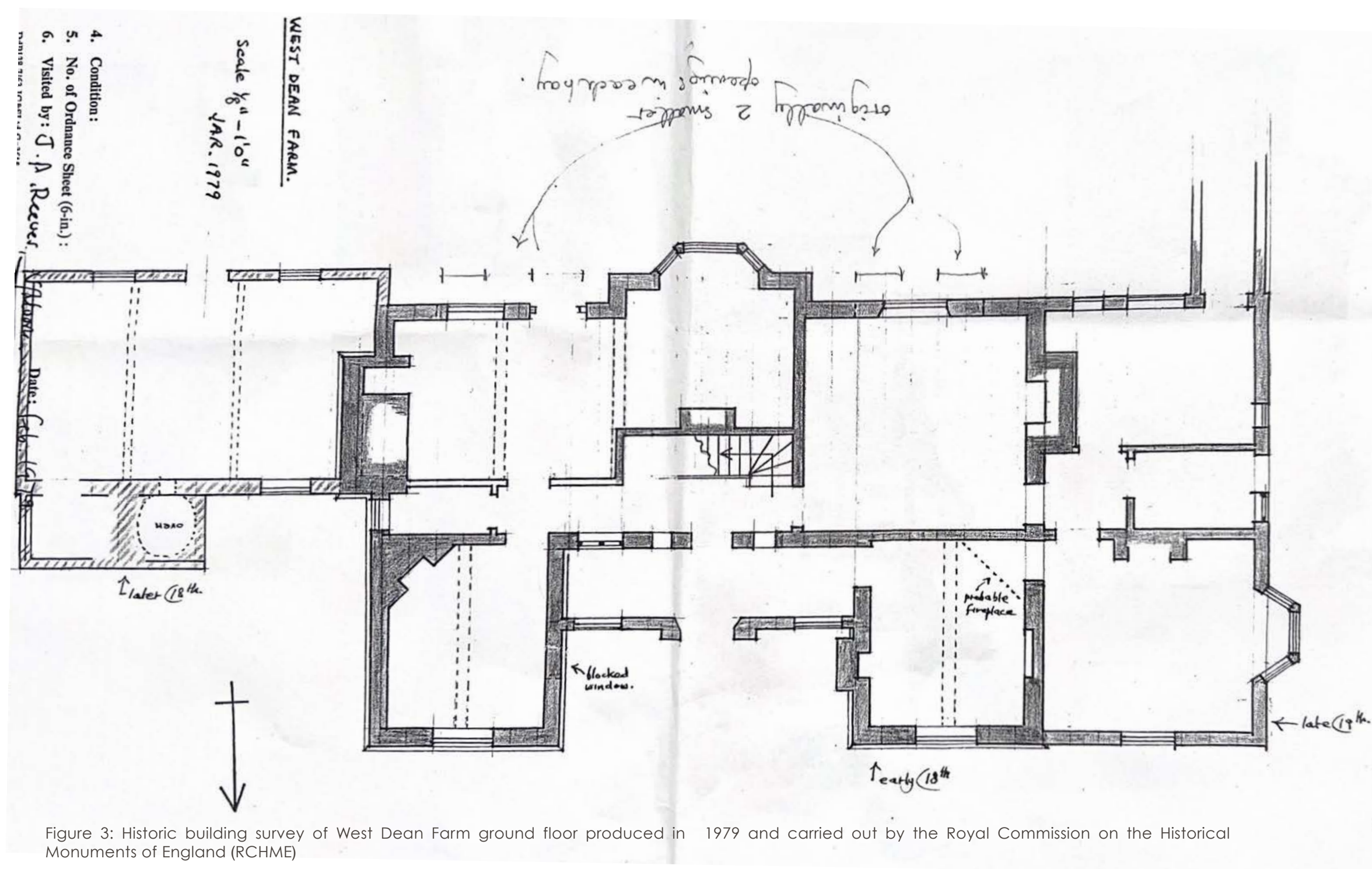


Figure 3: Historic building survey of West Dean Farm ground floor produced in 1979 and carried out by the Royal Commission on the Historical Monuments of England (RCHME)

03 Baseline Heritage Resource

03.1 Statutory and Local Designations

West Dean Farmhouse is Grade 2 listed (see **Appendix 1**). It is a detached dwelling with the original house footprint dating from the early 18th century and which originally formed part of the substantial partially extant farmstead of a dispersed plan. The ownership of the farmhouse was recently separated from the surrounding barns in 2003 and the present owner acquired the property in 2021; including part of the grade 2 listed cart shed to the south east. The house is in an isolated location and set in the Salisbury Plan chalk-land area of National landscape interest.

There has been a partial loss of traditional buildings and some of the farm buildings are in a poor state of repair. Five historic working farm buildings have been identified within the farmstead of 18th century origin and all are listed grade 2 (see **Appendix 1**).

The farmhouse is built in Flemish brickwork with the north front painted and part rendered. Plain clay tiled roof.

03.2 Documented History

A survey of the farm was carried out in 1979 by the Royal Commission on the Historical Monuments of England (RCHME). See **Figure 3** which shows an interpretation of the historical development and past alterations. The associated notes on the farm description states that the early 18th century build to the central half-H-shape was extended to the east end in the later 18th century for a kitchen with large bread oven. The west end addition, porch and interior are of various dates, mostly of the later 19th century. See section 4 below for further interpretation.

The Tithe Apportionment of 1845 states that the farmstead and adjacent arable land was owned by Charles Baring Wall (1795 – 1853) and the house, barns, yard and garden tenanted by Joseph Whicher. Charles Baring Wall was at various times the Member of Parliament for Salisbury and from the early 19th century his estate included the Norman Court straddling the Hampshire/Wiltshire border. Prior to this the estate was owned by the Thistlethwayte family.

Thomas Baring (1826 – 1904) inherited the land and sold the estate in 1903 to Washington Singer, from the American sewing machine family. In 1945 the estate was broken up and sold, allowing West Dean Farm to be purchased.

The farmstead was split in 2003 and the barns used to initially store heritage locomotives for the owner. The barns were subsequently auctioned and there have been planning approvals to convert some of the vacant buildings; although no works have commenced.

03.3 Planning History

There are several relevant historic previous planning applications on the Council's planning portal which show details of the various proposals.

The only relevant cases relate to the conversion of the barns on the south and west side and alterations to the farmhouse roof:

S/1996/0120 PENN FARMHOUSE (FORMERLY WEST DEAN FARM), GRIMSTEAD ROAD, SALISBURY
CONSTRUCT NEW WALL AND EXTEND ROOFLINE TO SAME ELEVATION, ADD CHIMNEY. DEMOLISH
UNUSED CHIMNEY AND CHIMNEY BREAST. REPLACE EXISTING FLAT ROOF OVER HALL WITH PENT
ROOF. APPROVED 12TH MARCH 1996.

S/2003/0114 BRICK AGRICULTURAL BUILDING, WEST DEAN, SALISBURY, SP5 1HP. ALTERATIONS IN
CONNECTION WITH BARN CONVERSION TO FORM TWO DWELLINGS INCLUDING PART DEMOLITION AND
REBUILD OF SINGLE STOREY OUTBUILDINGS. APPROVED 6TH OCT 2004.

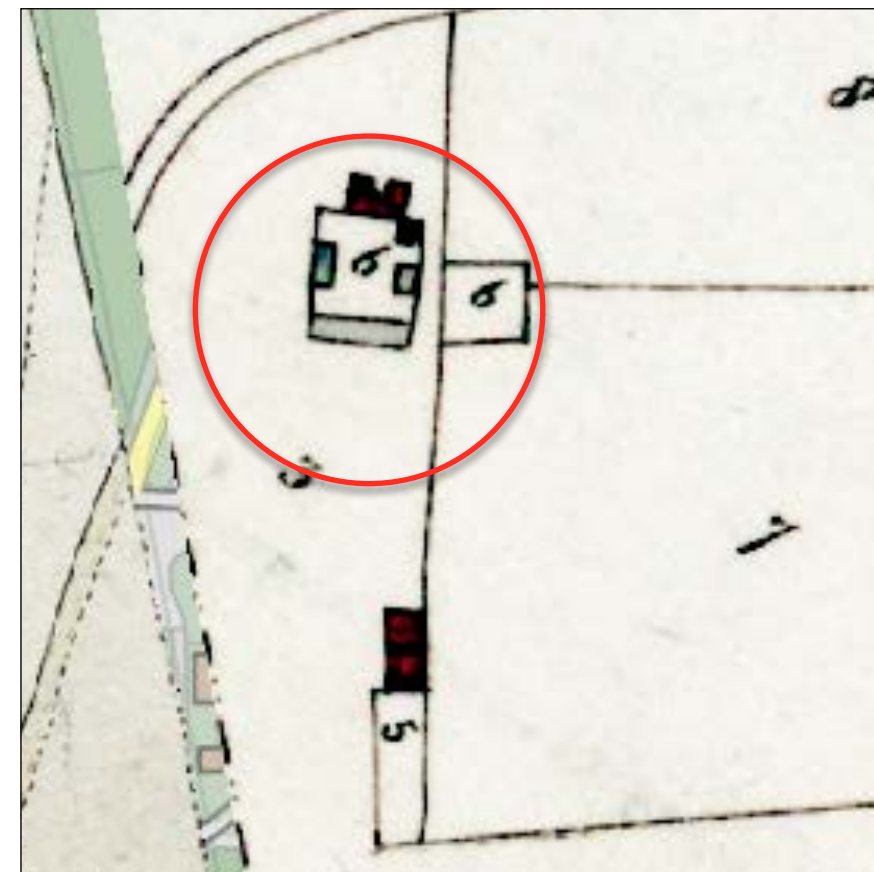


Figure 4: 1845 Tithe entry showing the farmstead

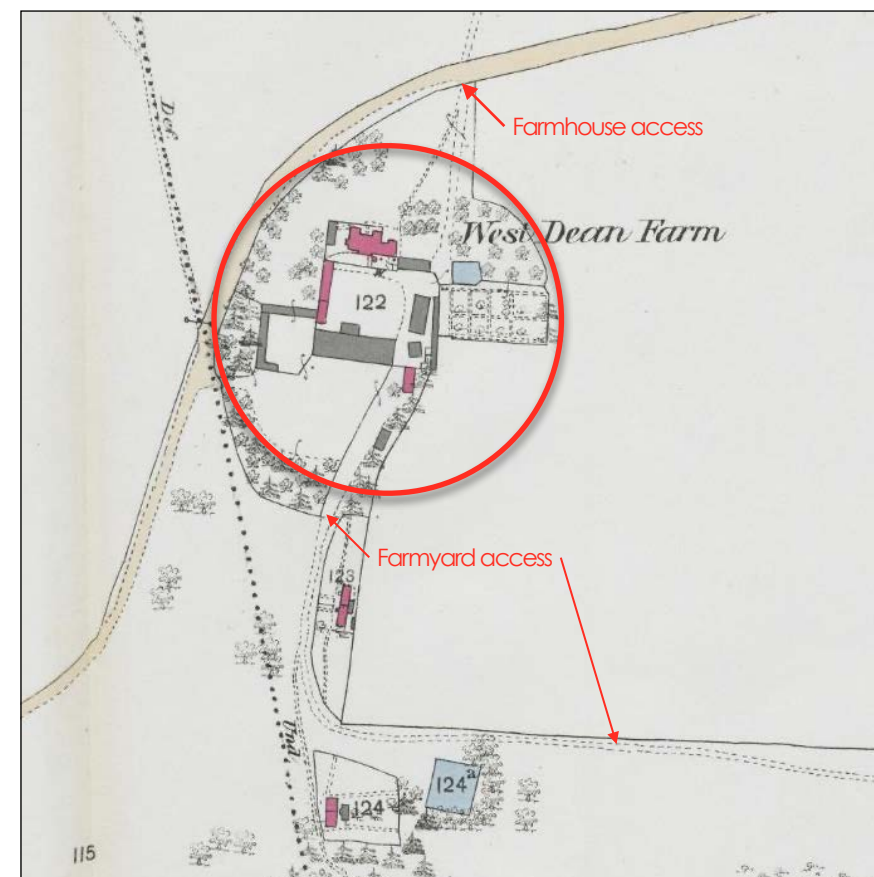


Figure 5: 1880's OS 1st Edition map

04 Description and Significance of Heritage Asset

West Dean Farm has some significance as part of the local history and development of the farmstead. The farmhouse and part of the cart shed are now separated from both the courtyard and the other functional farm buildings (see **Figure 7** showing the current farmhouse ownership boundary). However, the total assemblage needs to be considered as a whole due to their heritage setting value and close historic association.

The farmhouse has not been much altered externally since the late 19th or early 20th century and retains a distinctive front elevation with projecting gable wings rising beyond the roofline. Also the interior has not been extensively altered and retains much of the original joinery of the periods of construction. The plan form of the 18th and 19th century is mostly intact. Its historical development still very legible. Situated within a group of 5 other listed grade 2 heritage assets forming a double courtyard dominated on the south by the older 1700's timber framed barn and to the north the farmhouse. The farmhouse and farm buildings create an important group value and any alterations externally could impact on the setting of what is a relatively unaltered farmstead.

The 1845 Tithe map (**Figure 4**) is diagrammatic but shows clearly the two dominating buildings forming a walled courtyard. This is more clearly detailed on the 1880's OS 1st Edition Map (**Figure 5**). The red shading on that map would conventionally depict a brick domestic building and grey shading a shed of timber or sheet steel (reference Ordnance Survey maps: a concise guide for historians London : Oliver, R. 2013). The 1880's 1st Edition also indicated a small shed to the west of the farmhouse and also at this date the west utility range not yet constructed.

The farm was originally served by a track to the house from the north and the access is more or less in the same location today. Later a route taken from the east and then turning north into the functional part of the farm courtyard (see **Figure 5**). As the farm expanded additional tracks from the west side of the farmyard were created in the 20th century (see **Figure 6**). One of these accesses from the west also passed in front of the house; but has since become redundant (see **Figure 7**).

The historical stages of development of the farmhouse is reasonably well documented by the RCHME. The east kitchen range is a lower one and half storey build and internally the original bread oven and fireplace opening survives (**Figure 9**). The external brickwork detailing abutting the main house might indicate an older structure of around 1700's rather than attributed to the late 18th century as suggested by the RCHME. Internally the winding stairs, wide plank door (see **Figure 15**) and an element of timber stud-work at first floor above tend to confirm this as a 1700's build.

The central substantial part of the house is two storey plus cellar and attics of the early 18th century; which is probably around a 1720 date and more or less contemporary with the large timber frame and clad barn on the south side of the farm courtyard. The frontage which is part rendered and white painted is an anachronistic attempt to modernise its appearance. However, the original fenestration arrangement survives to the first floor at the front and also partly to the rear. Elsewhere the newer sashes placed in different positions which is more obvious to the rear where the former openings are evident in the altered brickwork (see **Figure 10**). Internally the early 18th range has a more intact plan form with much upgrading and refitting in the 19th century including the staircase and added porch to the north which has a pent roof and modern encaustic floor tiles to the hallway. Some internal doors of this period. The original fireplace removed in the Snug (former Sitting Room).

The west end was probably added in the early 20th century to accommodate additional services- laundry room, stores and staff room; probably with two staff bedrooms above (see **Figures 24 & 26**).

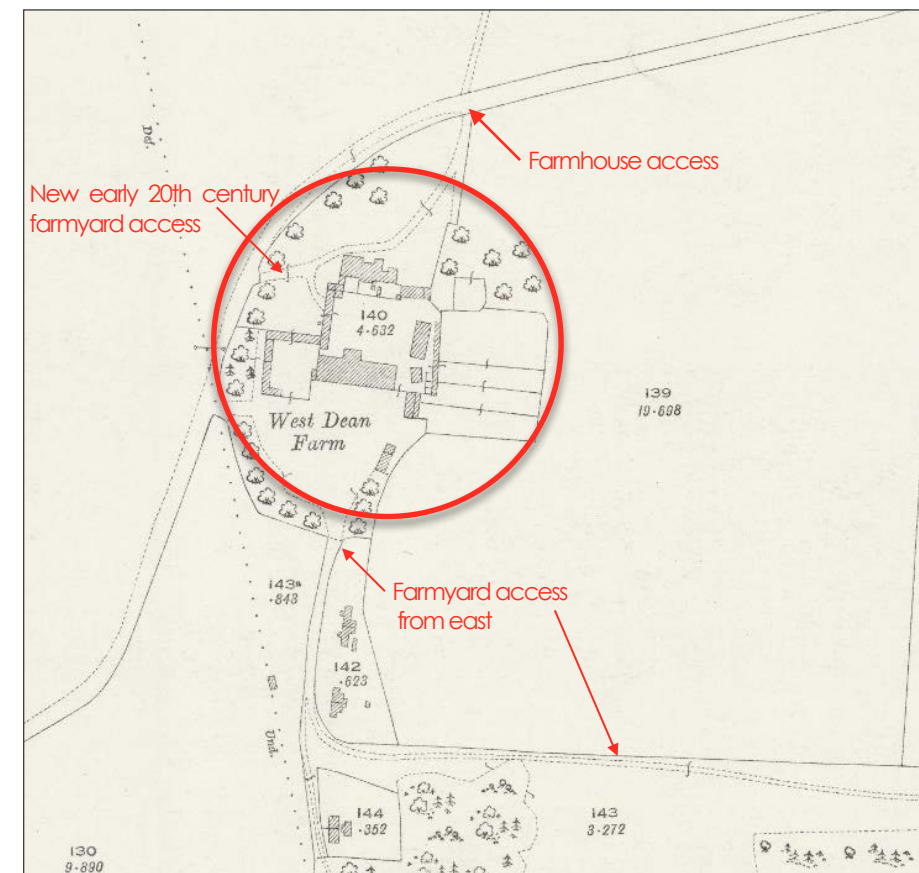


Figure 6: 1920's OS map

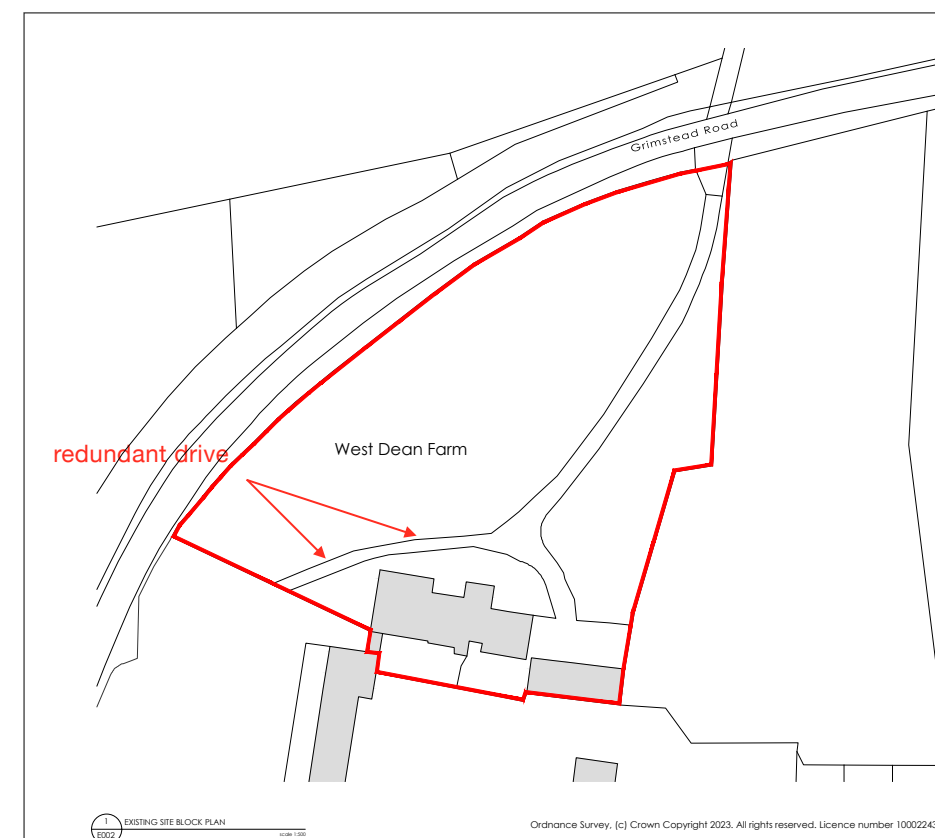


Figure 7: existing site plan indicating redundant section of gravel drive to be removed; and ownership boundary within the red line.

04 Description and Significance of Heritage Asset (cont)

The cart shed to the south-east is internally subdivided with the part nearest the house retained for store. The cart-shed is 18th century and timber framed with 5 bays in brick and timber clad exterior. This building is in need of repair. (See **Figure 8**). The building is listed Grade 2.

The principal architectural feature of significance and interest are:

1. Historical association with the 18th century development of West Dean Farm
2. Part of a significant local heritage group of farm buildings which have listed group value and retaining an unusually intact courtyard of heritage buildings.
3. Some visual connection with the wider landscape to the west and north.
4. Externally it has an attractive character for both the north and south facades in local vernacular brick and plain clay tile roof.
5. Retained evidence of external alterations to the traditional window arrangement and some original fenestration on the first floor south rear.
6. Prevailing use of local plain clay roof tiles; and many slopes on the house retaining the original hand made tiles.
7. Generally good interior heritage fabric of the 18th century with chamfered ceiling beams and 19th century doors, the main 19th century stairs, front north porch and corridor. The east end of perhaps the 1700's retaining kitchen fireplace, bread oven (see **Figure 9**), stair winder with an early boarded door (see **Figure 15**) and floor beams.
8. Most of the original floor plan is retained to the 1720's core.



Figure 8: brick building with hip roof is the grade 2 cart-shed



Figure 10: fenestration altered at rear ground floor, brick arch heads with later inserted sashes. Modern small boots room addition.



Figure 9: original kitchen fireplace and bread oven in the east end- possibly of 1700 date

05

05 The Proposals

The pre-application scheme ref ENQ/2024/00008 is attached at **Appendix 2** involved similar works to the current proposal. At this time it was anticipated the works would consist of:

1. Moving the existing kitchen from the east end of the house into the "Victorian" utility/laundry wing on the west end and adjoining north west corner sitting/dining room.
2. Replace ground floor modern door and side window joinery to west gable end elevation (to the proposed kitchen) and install French doors within existing opening.
3. Re-floor the kitchen, dining, sitting and hallway with natural stone flags
4. Rearrange first floor above west wing to enlarge existing en-suite bathrooms.
5. Create pool and garden outbuilding to west end of house/garden.
6. General repairs to roof, chimneys and to repair the damage caused to ceiling plasterwork, restore wall lime plasterwork and all external window joinery
7. Removal of one redundant stack to upper north-east gable

The pre-application enquiry response on 19th April 2024 as follows:

All repairs are welcome. Should any of the windows prove beyond repair please let me know and we can discuss whether consent is required.

In terms of the proposals affecting the western 1900 extension, I am comfortable with the small extension, internal works and the western elevation doors. I do have concerns about the northern window/door (I'm not really sure what is intended, there are references to an opening door but also retaining the sash), it isn't normally appropriate to have garden doors on the front elevation.

Removal of paint from the northern elevation is something that needs some exploration – it was surely painted for a reason, but a small test panel would be the first step – this could be done in advance of consent to facilitate earlier discussion and conclusion.

It's unfortunate that we didn't discuss the swimming pool and pool building when on site. I appreciate that the division of ownership of the site has left the property with no rear garden, and that the options are limited, while the front garden is huge. With regard to the pool, I do think it should be a few metres further from the house than shown. I have no elevations of the outbuilding to consider. The N entrance is a generous open space, and while planting is something that we cannot control, it would retain more of the grandeur of the entrance if the hedge position were to be revised to the NW corner and bellied out westwards as much as possible.



Figure 12: roof leaks causing internal damage



Figure 11: Required joinery repairs

05 The Proposals (cont)

The proposals have been reviewed over the previous year and some urgent roof repairs carried out (see **Figure 20**) The current revised scheme brief consists of:

1. Moving the existing Kitchen and Pantry store from the east end of the house into the west utility/laundry area which was formerly an underused part of the house
2. Creating an open plan Kitchen and Dining Area with new stone flag flooring
3. Replacing ground floor modern door and side window joinery to west gable end elevation (to the proposed Kitchen) and install French doors within existing opening. (See **Figure 17**)
4. Altering the fire-breast to reinstate fire surround to the existing Snug (see **Figure 21**)
5. Rearranging first floor above west wing to enlarge existing en-suite bathrooms
6. Creating pool and garden outbuildings to west end of house/garden, including associated landscaping works
7. General repairs to roof, chimneys and to repair the damage caused to ceiling plasterwork (see **Figures 18 and 19**), restore with lime plasterwork and all external window joinery (see **Figure 11** as an example of the 29 windows which require renovation. See also **Appendix 3** Statement on Heritage Repairs
8. Replace two windows (W29 and W31) to the rear which the joiner reports as beyond reasonable repair (see **Figure 23 and Appendix 3**)
9. Removal of modern boot room extension (See **Figure 10**)

In detail the works will achieve the following benefits:

- Opportunity to restore the east end kitchen and open up the important early fireplace and bread oven dating from around the late 17th or 18th century.
- Removing modern joinery to the ground floor west gable and replace with more traditional joinery within the existing opening.
- External landscaping which will provide a better aspect to the west by removing modern gravel and raised vegetable beds.
- Undertaking necessary and comprehensive urgent repairs to the house fabric, including window joinery, roof and chimneys.
- Restore Snug fireplace.
- Remove external incongruous modern boot room



Figure 14: Dining room area with what appears to be a more modern replacement floor which probably took place when dividing wall removed



Figure 13: modern fire surround in Dining room

06 Impact of the Proposals on Heritage Significance

The internal alterations are mostly to west end ground and first floors only. This is the most recent part of the house and entirely constructed in either the late 19th or early 20th century. As the functional area of the house this would be normally be expected to have been substantially modified in the mid to later 20th century with changing emphasis from the service part of the house to the creation of a larger kitchen and not requiring so much utility or laundry space. The re-purposing for kitchen and dining brings together the informal day living activities whilst giving the opportunity to unclutter and enhance the more important east end kitchen.

The impact on the heritage significance is as follows:

- The demolition of the small boot room on the rear south east will open up the south face of the building and bring the elevation back in to full view.
- The re-purposing of the laundry area for Kitchen and rear garden access allows the east end kitchen to be opened up by removing kitchen cupboards and clutter. At the west end ground floor there are proposed alterations to joinery, loss of stairs, new flooring and window repositioning on the south external wall in the laundry area. These works have some modest impact on the heritage fabric of West Dean Farm; but overall it is considered this is the less historically valuable part of the farmhouse and the harm is less than substantial and counter-balanced by the external improvements, repair of joinery and opening up the early fire breast in the east end.
- The removal of the entire wall between the Kitchen and Dining Room, which has the very modern wood fire surround of no heritage value (see **Figure 13**), has some minor impact, but it is already an altered space with the dividing wall removed and bringing the dining area into the functional kitchen area has benefits for the use of space and the restoration works to flooring and joinery.
- The back of chimney breast which sticks out into the new kitchen area will need to be rebuilt to accommodate the new cooker, and this wall slightly extended to make room for kitchen utility space.
- New stone flooring to proposed Kitchen in west end and to floors in dining, sitting and hall. The plank floor to the Sitting and Dining Room appears to be more modern than that to the Snug and reception and has weathered badly due to damp. (See **Figure 14**)
- The Snug remains as existing; but the fireplace has been lost in past changes (see **Figure 21**) and proposed for the reinstatement of a stone surround in the style of an early to mid 18th century classical appearance with frieze the column jambs. This will sympathetically improve the room appearance.
- The repairs which will be carried out in traditional materials and are urgently required and which has heritage benefit. This works are considered a public benefit in accordance with the NPPF para 215 and the NPG para 020. Para 215 states: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*
- Some essential roof repairs to failing roof lead work has recently taken place to halt the worst of the roof leaks. **Figures 18** and **19** show the damage and **Figure 20** the quality of the work done and replacement in appropriate traditional materials.
- Comprehensive repairs of the 29 windows (see **Appendix 3**) is proposed with the joiner considering that only two windows considered beyond practical repair. These works will retain all historic glass and the works will provide substantial heritage benefit to the asset.
- The modest exterior addition to the west is the proposed pool which has been adjusted to move it further west away from the farmhouse. It now has no adverse impact on either the National Landscape or the setting of the other heritage assets around the courtyard. The existing gravelled planting area is of no interest and would benefit from removal (see **Figure 29**).

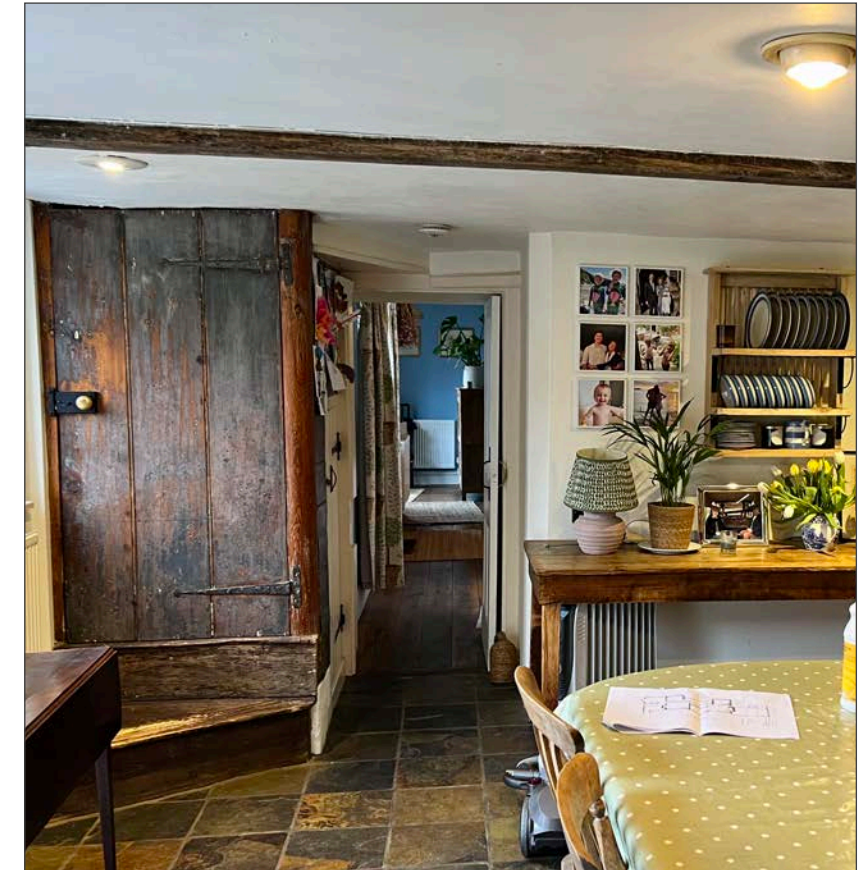


Figure 15: plank door from east kitchen to first floor which suggests an earlier date of the structure than mid 18th century



Figure 16: early to mid 19th century joinery and window shutters



Figure 17: modern joinery to west gable to be replaced



Figure 18: plasterwork damage from roof leaks



Figure 19: plasterwork damage from roof leaks



Figure 20: Example of recent roof repairs by the present owner to stop leaking lead gutter and allow ceiling repairs

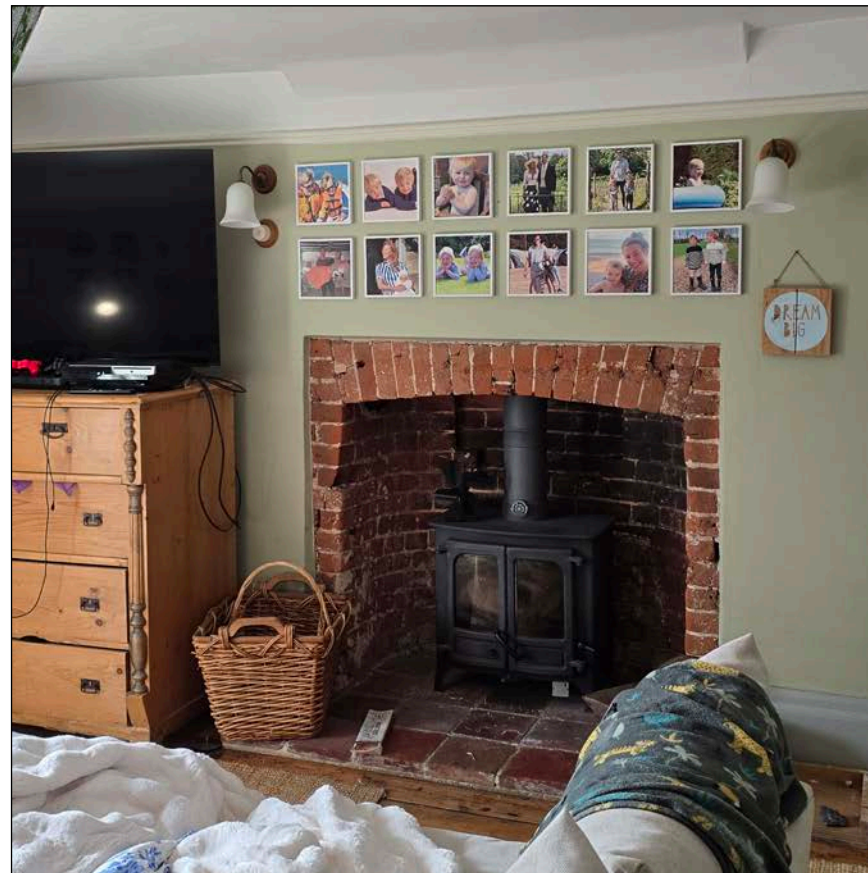


Figure 21: Snug (former Sitting Room) fire breast where fireplace removed in the past which is proposed to be re-instated with a new stone surround see Figure 22.



Figure 22: proposed stone fire surround for Snug



Figure 23: W31 bay which is to be replaced with the exact joinery detail, glazing bar mouldings and salvaging the heritage glass.

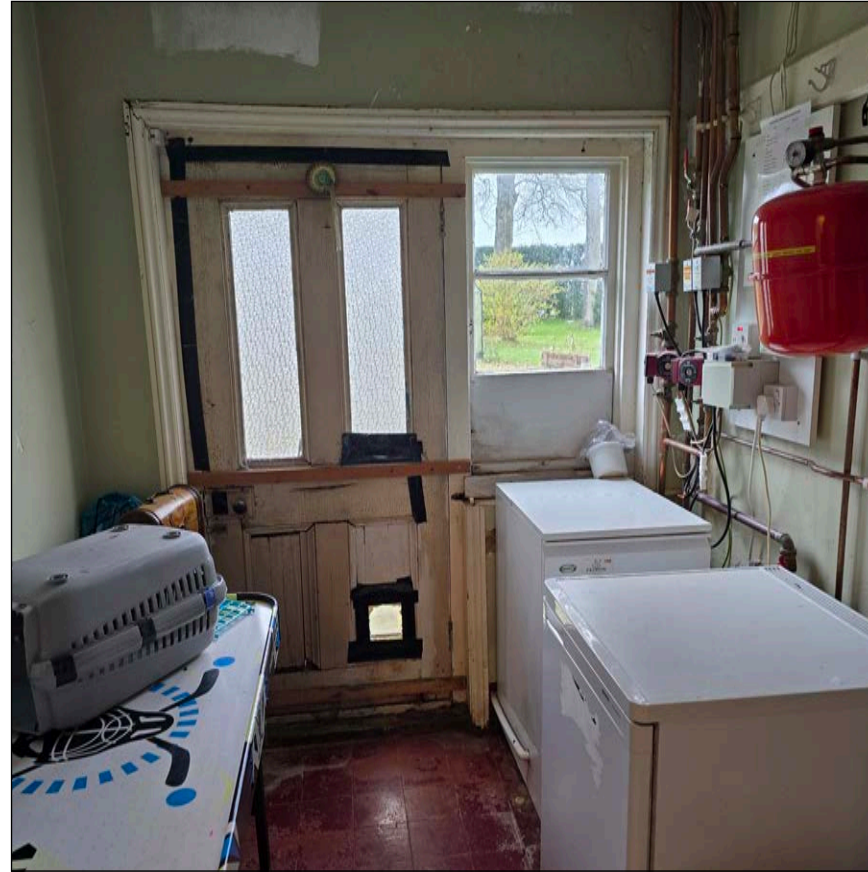


Figure 24: laundry area in west wing



Figure 25: 19th century main stairs



Figure 26: stairs from laundry to first floor



Figure 27: west side of farm courtyard showing garden link building to right hand side



Figure 28: first floor en-suite to west wing

07 Design and Access Statement

Access: Generally the works are merely reconfiguring the internal layout with very little change to the points of access. As a listed building there are no changes to internal levels; although with the removal of the rear south Boot Room this creates a level access to the Reception Hall.

Additional French Doors to the west gable will also provide level access into the garden.

Minor Remodelling of the Internal Layout: To enhance the functionality and usability of the house, minor ground floor alterations to the internal layout are proposed. These changes will simplify circulation, optimise room configurations, and better accommodate modern living requirements. These works substantially focus on the proposed Kitchen which are comprised in the early 20th century service west wing. The existing Kitchen to the east end which occupies a double height space will be uncluttered and the wide 17th century fire breast and oven better revealed.

The Kitchen is opened up into the Dining area to improve accessibility and connectivity.

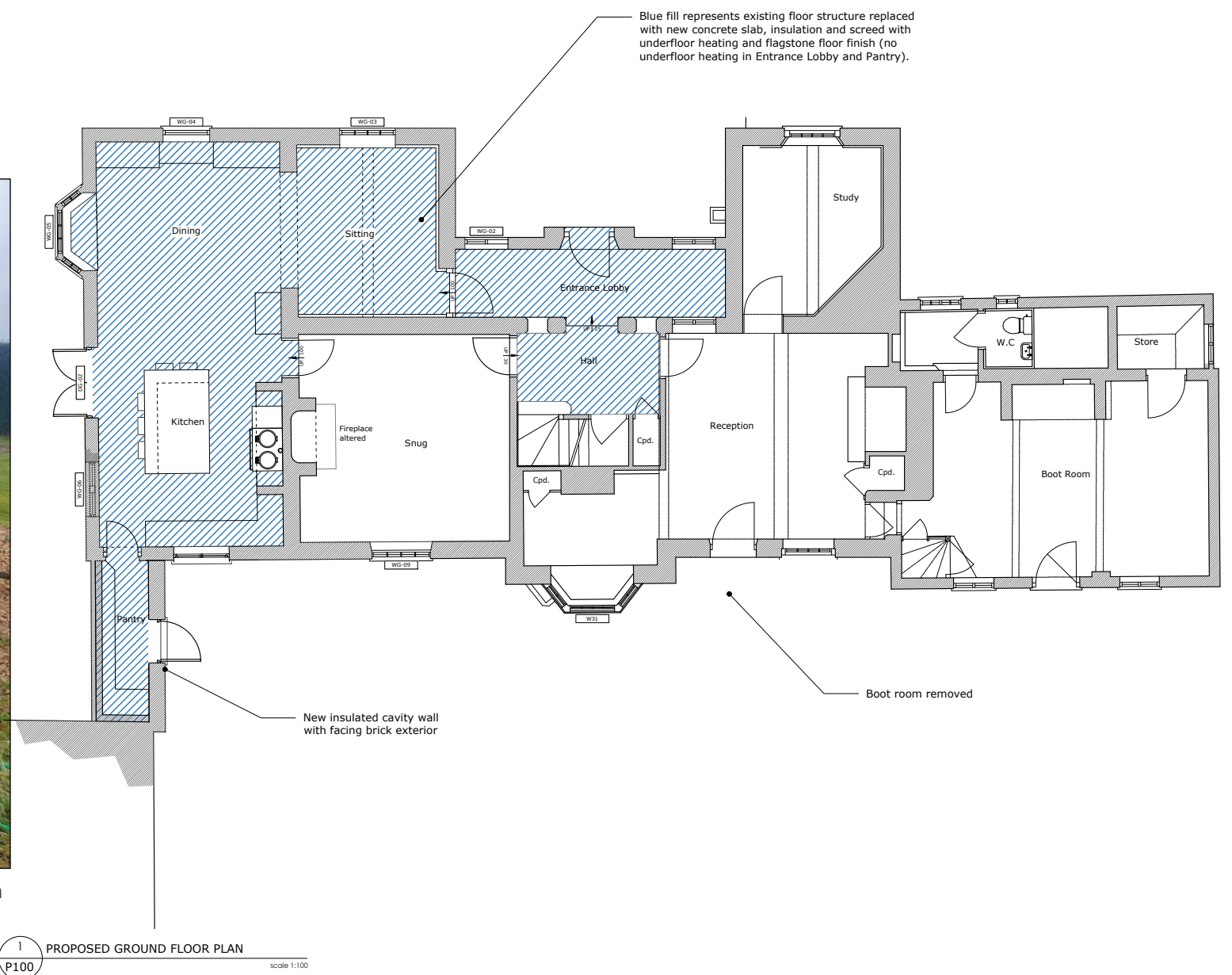
The garden Link building which is modern construction utilised as Pantry retaining a door access to the rear garden.

The proposals include minor first floor adjustments to the bathrooms to change sanitary ware and convert both of them existing bathrooms into en-suites. This involves as does the ground floor the removal of the former utility stairs. No other structural changes are proposed.

Exterior: The new external joinery is to precisely match that existing. The existing crude modern infill to the west ground floor is to be replaced with traditional joinery.



Figure 29: west garden to be replaced with pool and garden building



08 Conclusions

Overall, the works impact on that part of West Dean Farmhouse which is of **secondary heritage significance** of the later 19th or probably early 20th-century service wing of the farmhouse. These areas have already undergone previous alterations and contain limited historic fabric of high significance.

This west part of the farmhouse has been underused. The Conservation Officer indicated support for the principle of the works to the west wing, noting that the internal alterations were acceptable; stating: *In terms of the proposals affecting the western 1900 extension, I am comfortable with the small extension, internal works and the western elevation doors.*

It should be noted that since the pre-application the following works have been omitted:

- The extension of the kitchen
- The creating of double leaf doors to the north elevation have been omitted.
- Also omitted is the painting of the north elevation as it has been found to be a hard cement render which might prove more damaging to the brickwork if attempted to be removed. The render is therefore to be merely repaired and repainted.

The 1900 west wing is not identified in the RCHME report as containing any features of high significance, reinforcing the conclusion that the proposals affect areas of heritage interest at the lower spectrum of less than substantial.

While the proposals involve a small degree of alteration, the resulting harm is considered **less than substantial** and in accordance with the NPPF para 215 and the NPG para 020; this limited impact is outweighed by a number of clear public heritage benefits, including:

- essential roof, ceiling, wall and general building repairs
- comprehensive restoration of all the historic windows
- removal of a poor modern addition as a Boot Room
- Removal of poor modern joinery and replacement in a traditional style
- reinstatement of a traditional fireplace within the Snug
- improved appreciation of the original historic 17th-century kitchen

The proposals therefore represent a **sensitive and proportionate approach**, securing the long-term conservation and viable use of West Dean Farmhouse while preserving its historic character and significance.

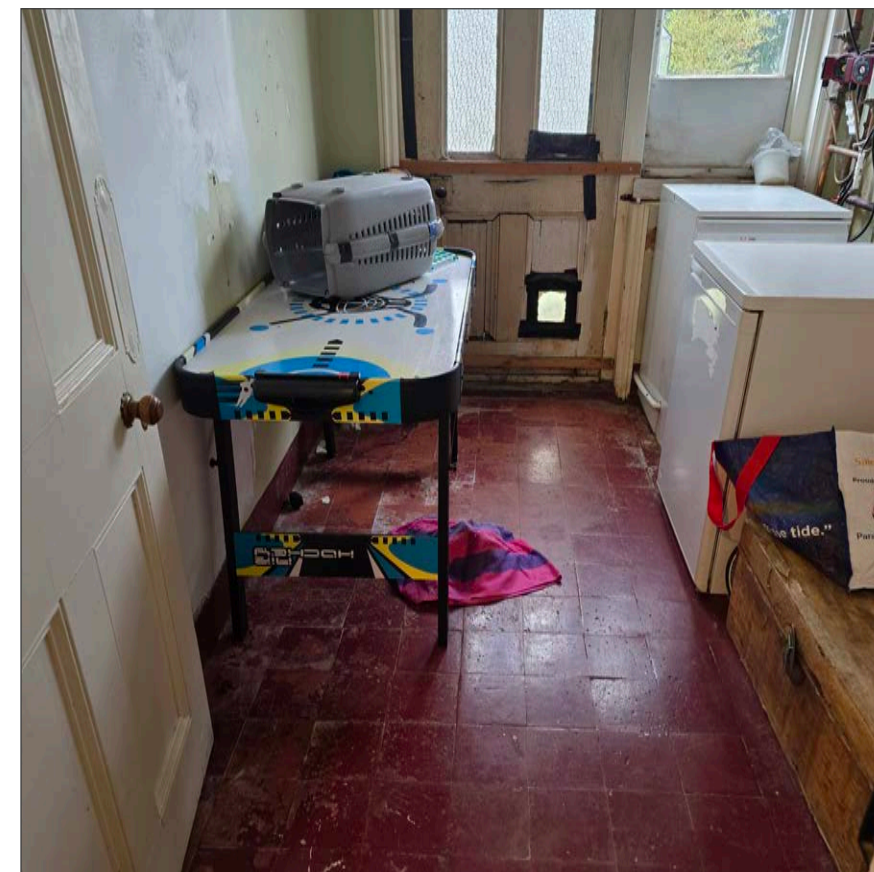


Figure 30: quarry tiles to parts of the utility/laundry rooms



Figure 31: modern tiles floor to be replaced with stone flags

Appendix 1: listed building assets**WEST DEAN GRIMSTEAD ROAD**

Grade: II

List Entry Number: 1184356

Date first listed: 23-Mar-1960

SU 22 NW (south-east side) 10/148 WEST DEAN FARMHOUSE

Farmhouse. Early C18. Flemish brickwork, painted to north front. Tiled roof. Half-H plan comprising a 2-storey and attic central block, and narrower forward wings, also 2 storey and low attics. Large wing to east added 1750-1800 containing kitchen and oven, and remodelled in late C19, with double range added on west, a single storey link between wings on front elevation, and bay window added to rear. Central 6-panelled door with plain gable over to link. C18 small paned casement windows, paired to gables of wings, but replaced on ground floor by early C19 sixteen-paned sashes. Wings have plat bands and band at base of attic gable, each with small oculus. Gable stacks to main range. Interior has ceiling beams with ogee chamfer stops. (RCHM survey)

Listing NGR: SU2383326378

SU 22 NW (south east side) 10/151 LARGE GRANARY AT WEST DEAN FARMHOUSE GV II

Store for grain in the ear. C18. Timber framed and weatherboarded, on 4 x 11 staddles, tiled roof. Central opposed boarded doors, and door in south gable end. Five bays, with concrete floor, partly lap boarded internally, and tie beam trusses with long reverse curved braces to jowled posts. Principal rafters to collar level, and single tier purlins. Side framing has corner braces to each bay. Posts numbered individually, alternate sides, and reversing at centre. Roof half hipped.

Listing NGR: SU2386026346

SU 22 NW (south-east side) 10/150 SMALL GRANARY AT WEST DEAN FARMHOUSE GV II

Small store for threshed grain. C18. Timber framed and weatherboarded on 4 x 4 staddles, tiled roof. Door on west side, and openings to both south and north gables. Roof half hipped. Interior has bins on ground floor and well opening to upper level.

Listing NGR: SU2385726330

SU 22 NW (south east side) 10/152 CART SHED SOUTH OF WEST DEAN FARMHOUSE GV II

Cart shed. C18. Timber framed and weatherboarded on brick sills, and brick rear wall. Tiled roof. Five bays, two open to front, one garage open to rear and 2 enclosed bays. Roof half hipped. Internally, roof has curved braces to ties and queen struts to collar. Single tier of purlins.

Listing NGR: SU2385726369

SU 22 NW (south-east side) 10/149 BARN SOUTH OF WEST DEAN FARMHOUSE 23.3.60 GV II

Barn. c1700. Timber framed with brick walls to aisles, tiled roof and slate over aisles. Ten bays, with midstreys in bays 3 and 8, contemporary aisle on south, and lean-to aisle added on north. Two bay wing on north side over bays 5 and 6, dated on tie 1808, Wm Brook. North aisle now infilled with concrete blocks and west gable weatherboarded. Roof hipped over midstreys, half hipped at ends. Interior has tie beam trusses with straight braces to jowled posts, raking queen struts to collars, and 2 tiers of tenoned purlins.

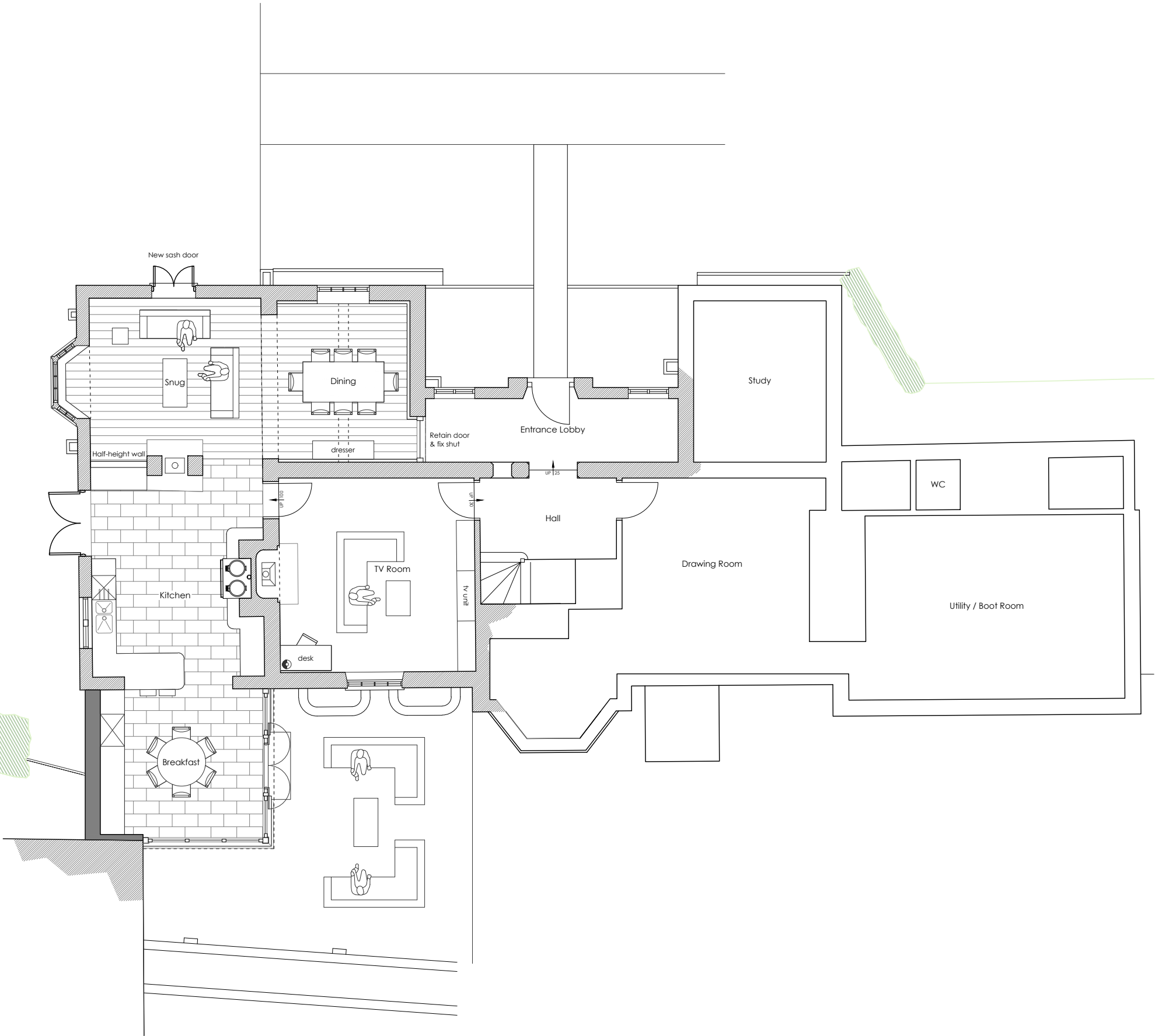
Listing NGR: SU2382726329

SU 22 NW (south east side) 10/153 STABLES SOUTH-WEST OF WEST DEAN FARMHOUSE GV II

Stable range. C18. English bond brickwork with tiled roof. Range completes west side of farmyard and comprises a 4 bay block of 2 storeys, a tallet (*hay loft*) above stables, continued to north as a single storey animal house, now fowl house and stores. Stable door with loading door over to the 2-storey range. Small central gable to single storey range. Interior altered, but contains manger with feed drop from tallet. Listed primarily for group value.

Listing NGR: SU2381526356

Appendix 2: pre-application preliminary proposed ground plan



NOTES

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THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES AND REFERENCE. ANY DISCREPANCIES TO BE CHECKED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS

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PLEASE NOTE THE INFORMATION IS BASED UPON THE INDEPENDANT SURVEY INFORMATION PROVIDED. THE CONTRACTOR IS TO REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE CONFIGURATIONS.



Amendments on fenestration and orangery	16.11.23	C
Amendments following Client comments	19.10.23	B
Amendments following Client meeting	06.10.23	A
Initial Scheme Design	27.09.23	-
DETAILS	DATE	REVISION

PRELIMINARY

WEST DEAN FARM

PROPOSED GROUND FLOOR PLAN

date	client	
AUG 2023	Mr & Mrs Jessel	
scale	drawing no.	revision
1 : 100 @ A3	23 / 809 / SK101	C

Appendix 3: Statement on heritage repairs

As part of the associated works to West Dean Farm, we are keen to restore as much of the heritage assets of historical importance, that have been neglected and/or harmed over the past 2 decades.

- 1) A large majority of the house, historically lime plaster, has been covered with layers of wallpaper. As part of the works we will remove this and restore all walls back to Lime plaster so the walls can breath and avoid damp damage



- 2) We will remove a new bootroom extension that was added to the property, and restore the south side to it's original.



- 3) We will repair and restore all the 29 windows on the property, keeping the original glass and only scarfing in new wood where needed. We will use Ben Broadly, a local Salisbury joiner skilled at working with heritage/listed buildings. The windows we will repair are pictured below



Appendix 3: Statement on heritage repairs (cont)



4) Unfortunately the windows (W29 and 31) shown below are beyond economic and practical repair so they will be replaced with like for like windows from Salisbury joinery. The associated drawings accompany the



5) Remove muck used where brick damage and repair wall with traditional lime plaster



6) Make roof repairs as needed to prevent water ingress and internal saturation.

